

00560215/ME



**IN THE SUPERIOR COURT OF WASHINGTON FOR KING COUNTY**

WELLS FARGO BANK, N.A, its successors  
in interest and/or assigns

vs.

UNKNOWN HEIRS AND DEVISEES OF  
ROBERTA LEA WALKER; UNKNOWN  
HEIRS AND DEVISEES OF ALFRED  
DALE WALKER; UNKNOWN  
SUCCESSOR TRUSTEE OF THE  
ROBERTA L. WALKER TRUST U/A DTD  
APRIL 9, 2015; UNKNOWN  
BENEFICIARIES OF THE ROBERTA L.  
WALKER TRUST U/A DTD APRIL 9,  
2015; LORI M. SMITH; PAUL A.  
WALKER; BECKY L. HUTCHINS; STATE  
OF WASHINGTON; OCCUPANTS OF  
THE PREMISES

**SHERIFF'S NOTICE TO JUDGMENT DEBTOR OF  
SALE OF REAL PROPERTY**

CAUSE # 16-2-27647-4 KNT

JUDGMENT RENDERED ON: 7/28/2017  
WRIT FOR ORDER OF SALE ISSUED: 8/23/2017  
DATE OF LEVY: 9/06/2017

TO: UNKNOWN HEIRS AND DEVISEES OF ROBERTA LEA WALKER; UNKNOWN HEIRS AND  
DEVISEES OF ALFRED DALE WALKER; UNKNOWN SUCCESSOR TRUSTEE OF THE ROBERTA  
L. WALKER TRUST U/A DTD APRIL 9, 2015; UNKNOWN BENEFICIARIES OF THE ROBERTA L.  
WALKER TRUST U/A DTD APRIL 9, 2015; LORI M. SMITH; PAUL A. WALKER; BECKY L.  
HUTCHINS; STATE OF WASHINGTON OCCUPANTS OF THE PREMISES, (IN REM), JUDGMENT  
DEBTOR(S):

THE SUPERIOR COURT OF KING COUNTY HAS DIRECTED THE UNDERSIGNED SHERIFF OF  
KING COUNTY TO SELL THE RIGHT, TITLE AND INTEREST OF THE JUDGMENT DEBTOR(S)  
IN THE PROPERTY DESCRIBED TO SATISFY A JUDGMENT IN THE ABOVE ENTITLED  
ACTION. IF DEVELOPED, THE PROPERTY ADDRESS IS:

**10632 SOUTHEAST 200TH STREET KENT, WA 98031**

THE EAST 81.86 FEET OF THE WEST 396.86 FEET OF THE SOUTH 145.00 FEET OF THE  
SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF  
SECTION 5, TOWNSHIP 22 NORTH, RANGE 5 EAST, W.M., IN KING COUNTY, WASHINGTON;  
EXCEPT ANY PORTION THEREOF WHICH LIES WITHIN THE EAST 252 FEET OF SAID  
SOUTHEAST QUARTER; AND EXCEPT THAT PORTION THEREOF LYING WITH THE RIGHT-  
OF-WAY FOR SOUTHEAST 200TH STREET; AND EXCEPT THE PORTION CONVEYED TO THE  
STATE OF WASHINGTON FOR S.E. 200TH STREET, RECORDED UNDER RECORDING NO.  
9001081128. TAX PARCEL NO.: 052205-9140-06

THE SALE OF THE ABOVE DESCRIBED PROPERTY IS TO TAKE PLACE:

**TIME: 10:00 AM**  
**DATE: October 27, 2017**  
**PLACE: 4<sup>TH</sup> AVENUE ENTRANCE, KING COUNTY ADMINISTRATION  
BUILDING, 500 FOURTH AVENUE, SEATTLE, WA 98104**

THE JUDGMENT DEBTOR(S) CAN AVOID THE SALE BY PAYING THE JUDGMENT AMOUNT OF **\$198,199.06** TOGETHER WITH INTEREST, COSTS AND FEES BEFORE THE SALE DATE. FOR THE EXACT AMOUNT, CONTACT THE SHERIFF AT THE ADDRESS STATED BELOW:

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King County Courthouse  
516 Third Avenue  
Room W-150  
Seattle, WA 98104  
(206) 263-2600

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THIS PROPERTY IS SUBJECT TO:

- ☒ 1. **No redemption rights after sale.**  
☐ 2. A redemption period of eight months which will expire at 4:30 p.m. on .  
☐ 3. A redemption period of one year which will expire at 4:30 p.m. on .

The judgment debtor(s) or any of them may redeem the above described property at any time up to the end of the redemption period by paying off the amount bid at the Sheriff's sale, plus additional costs, taxes, assessments, certain other amounts, fees and interest. If you are interested in redeeming the property, contact the undersigned sheriff at the address stated below to determine the exact amount necessary to redeem.

IMPORTANT NOTICE: IF THE JUDGMENT DEBTOR(S) DO NOT REDEEM THE PROPERTY BY 4:30 P.M. ON , THE END OF THE REDEMPTION PERIOD, THE PURCHASER AT THE SHERIFF'S SALE WILL BECOME THE OWNER, AND MAY EVICT THE OCCUPANT FROM THE PROPERTY UNLESS THE OCCUPANT IS A TENANT HOLDING UNDER AN UNEXPIRED LEASE. IF THE PROPERTY TO BE SOLD IS OCCUPIED AS THE PRINCIPAL RESIDENCE BY THE JUDGMENT DEBTOR(S) AT THE TIME OF THE SALE, HE SHE, THEY, OR ANY OF THEM MAY HAVE THE RIGHT TO RETAIN POSSESSION DURING THE REDEMPTION PERIOD, IF ANY, WITHOUT PAYMENT OF ANY RENT OR OCCUPANCY FEE.

The judgment debtor may also have the right to retain possession during any redemption period if the property is used for farming or if the property is being sold under a mortgage that so provides.

JOHN URQUHART, SHERIFF  
King County, Washington

BY: HUGO ESPARZA  
DEPUTY  
KING COUNTY COURTHOUSE  
516 THIRD AVENUE  
ROOM W-150  
SEATTLE, WA 98104  
206-263-2600

ATTORNEY:  
RCO LEGAL, P.S.  
13555 SE 36TH STREET  
STE 300  
BELLEVUE, WA 98006  
425-458-2121